

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA**
Harrisburg Division

<p>IN RE: <u>ANGELA ANESSA JAMERSON</u></p> <p>ANGELA ANESSA JAMERSON, Movant</p> <p>vs.</p> <p>Nationstar Mortgage LLC D/B/A Mr. Cooper, Respondent</p>	<p>Case No. 1:17-bk-02721-HWV Chapter 13</p>
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**CONDITIONAL NON-OPPOSITIONAL RESPONSE TO MOTION TO SELL
REAL ESTATE**

COMES NOW, National Mortgage LLC D/B/A Mr. Cooper, (herein, “Respondent”) by and through undersigned counsel, and hereby responds to the Motion to Sell Sell Real Estate [Doc. 76] filed on March 28, 2022 and in support thereof, shows unto the Court as follows:

1. Admitted.
2. Admitted.
3. Admitted according to the Sales Agreement provided.
4. Admitted in part and denied in part. It is admitted that the Sales Agreement which is attached to the Instant Motion lists the sale price of \$420,000.00. Debtor provides no proof that \$420,000.00 constitutes a fair and reasonable consideration. Strict proof to the contrary is demanded at trial.
5. Admitted. By way of further answer, it is admitted only that National Mortgage LLC D/B/A Mr. Cooper has a secured lien on the property. A Payoff will be provided to Debtor’s

counsel as soon as it is available.

6. Respondent objects to any Order permitting sale of the property without the following:
 - a. Respondent's lien is paid in full from the closing proceeds, pursuant to a proper payoff quote obtained prior to and good through the closing date; or
 - b. Any short payoff is approved by Respondent; and
 - c. Debtor shall have ninety (90) days from entry of the Order to sell the Real Property.

WHEREFORE, Respondent respectfully requests that any order permitting the sale of Real Estate condition the same upon the conditions set forth above and for any other relief the Court deems just and proper.

/s/Mario Hanyon

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CERTIFICATE OF SERVICE

I, the undersigned, hereby certify that a true and exact copy of the Response to Debtor's Motion to Sell Real Estate has been electronically served or mailed, postage prepaid on this day to the following:

ANGELA ANESSA JAMERSON
154 SPRING MEADOWS RD
MANCHESTER, PA 17345-9488

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228 Walnut Street, Suite 1190
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April 5, 2022

/s/Mario Hanyon

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